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# HOME PROGRAM

## Addressing Affordable Housing Needs

### Background

Through the HOME Program, established under Title II (Home Investment Partnerships Act) of the National Affordable Housing Act, the U.S. Department of Housing and Urban Development distributes financial assistance to states and local governments to implement housing strategies that address the affordable housing needs of low- and very-low-income individuals and families.

CTED's Housing Division manages the HOME Program and distributes funds for tenant-based rental assistance, new construction, acquisition, and home repair and rehabilitation activities.

### Services

The following activities are currently funded using HOME dollars. Preference is given to non-metropolitan and rural areas that do not receive HOME funds directly from HUD.

**Home Repair and Rehabilitation Program (HRRP):** HOME dollars are used in conjunction with state, private and federal weatherization dollars to perform home repair and rehabilitation while doing residential retrofits. Very low-income occupants of single-family dwellings are eligible for grants and loans under this program. HRRP repair costs may not exceed \$24,999 per unit. Eligible organizations are community action agencies, local governments and housing authorities who currently provide weatherization services.

*For more information, contact Pat McLachlan at 360-725-2946  
or e-mail [patmc@cted.wa.gov](mailto:patmc@cted.wa.gov).*

### Results

**The HRRP has assisted 1267 homes since inception in 1992.**

**New Construction, Acquisition and Rehabilitation :** Funds for these eligible activities are distributed on a competitive basis, using criteria similar to current state Housing Trust Fund programs. Eligible organizations are local governments, housing authorities, and nonprofit organizations. HOME dollars will be awarded as grants, deferred loans, and amortized loans. Applications are taken through the HTF's application process.

*For more information, contact Doug Hunter at 360-725-2924  
or e-mail [dough@cted.wa.gov](mailto:dough@cted.wa.gov).*

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**Results**                      **The New Construction, Acquisition and Rehabilitation program has created or preserved over 1,300 homes since inception in 1992.**

**Services**                      **Tenant-Based Rental Assistance (TBRA):** The purpose of TBRA is to provide rental assistance to targeted households in need. HOME funds are awarded through a competitive application process. Eligible tenants are households whose incomes are at or below fifty percent (50%) of the median household income as determined by HUD for the area where the program is located.

The client-targeted groups in order of priority are:

1. Foster children, ages 18-20, who are transitioning to independence,
2. Chronically mentally ill (CMI), developmentally disabled (DD), or other special needs populations like people recovering from alcohol or substance abuse,
3. Farm workers who are seeking permanent year round rental housing,
4. Households transitioning to self-sufficiency especially those in TANF, Welfare to Work, or Work First.

Eligible applicants are units of local government, public housing authorities, and non-profit community-based organizations who can demonstrate the capacity to operate this program.

*For more information, contact Jennifer Turin at 360-725-2942 or e-mail [jent@cted.wa.gov](mailto:jent@cted.wa.gov).*

**Results**                      **The Tenant-Based Rental Assistance (TBRA) program has assisted over 950 renters since inception in 1992.**

HOME Program funds have been used to create and preserve a variety of housing units. In addition to tenant-based rental assistance and homeowner rehabilitation projects, HOME funds have been used to provide permanent and transitional rental housing. Funding has been used for permanent rental housing projects serving low and very low-income and special needs households including the chronically mentally ill, seniors, farmworkers, homeless families with children, and homeless individuals recovering from substance abuse.